



Housing Authority of the City of Alameda

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IF YOU WISH TO ADDRESS THE COMMISSION:

1. Please file a speaker's slip with the Executive Director, and upon recognition by the Chair, approach the rostrum and state your name; speakers are limited to 3 minutes per item.
2. Lengthy testimony should be submitted in writing and only a summary of pertinent points presented verbally.
3. Applause and demonstrations are prohibited during Housing Commission meetings.

AGENDA

REGULAR MEETING OF THE HOUSING COMMISSION

DATE & TIME

Wednesday, June 18, 2008, 7:00 p.m.

LOCATION

Independence Plaza Ruth Rambeau Memorial Community Room
703 Atlantic Avenue, Alameda, CA

Welcome to the meeting of the Housing Commission of the City of Alameda. Regular Housing Commission meetings are held on the third Wednesday of each month at Independence Plaza.

Public Participation

Anyone wishing to address the Commission on agenda items or business introduced by Commissioners may speak for a maximum of three minutes per agenda item when the subject is before the Commission. Please file a speaker's slip with the Executive Director if you wish to address the Housing Commission.

PLEDGE OF ALLEGIANCE

1. **ROLL CALL** - Housing Commission

2. **CONSENT CALENDAR**

- Consent Calendar items are considered routine and will be approved or accepted by one motion unless a request for removal for discussion or explanation is received from the Housing Commission or a member of the public.

2-A. Minutes of the Housing Commission Regular Meeting held April 16, 2008. Staff recommends acceptance.

2-B. Draft Minutes of the Board of Commissioners Special Meeting held April 15, 2008. This report is for information only.

- 2-C. Budget Variance Report. Staff recommends acceptance of this report.
- 2-D. Quarterly Investment Report. It is recommended that the Housing Commission accept the report on the Housing Authority's investment portfolio as of March 31, 2008.
- 2-E. Results of Customer Satisfaction Survey for 2008. Staff recommends the Commission accept the survey results and direct staff to provide the Executive Summary to the Chief Executive Officer and Board of Commissioners.
- 2-F. Write-off of Uncollectible Tenant Accounts Receivable. Staff recommends approval to write-off the attached tenant accounts receivable totaling \$31,429.44.
- 2-G. Awarding Contract for Reinstatement of Fire Damaged Unit at 718A Eagle Avenue. Staff recommends the Housing Commission:
 - 1. Award a contract to FK Construction for an amount not to exceed \$65,356 to reinstate the fire damaged unit located at 718A Eagle Avenue;
 - 2. Authorize the Executive Director to execute the contract with FK Construction.
- 2-H. Recommending Change in Authorized Travel. Staff recommends that the Housing Commission recommend to the Board of Commissioners to:
 - 1. Eliminate authorization for a Commissioner and a staff member to travel to Nashville for the NAHRO conference; and
 - 2. Authorize one staff member to attend the public housing conversion training offered by HUD in August 2009 in Washington, D.C. or in September 2009 in Chicago.
- 3. AGENDA
- 3-A. Review of Draft Pedestrian Plan. Staff recommends that the Housing Commission recommend to the Board of Commissioners to recommend to the City Council to adopt this Draft Pedestrian Plan with the following comments.
- 3-B. Estuary Crossing Feasibility Study – Information Item. For discussion only.
- 3-C. Appoint Committee to Nominate Housing Commission Officers. Staff recommends the Commission appoint an ad-hoc committee to nominate officers for an annual term starting July 2008.
- 3-D. Authorizing Chair and Director to Determine Conference Attendees. Staff recommends that the Housing Commission authorize the new Chair and the Executive Director to determine who will attend the conferences.
- 3-E. Amending the Section 8 Administrative Plan to Allow Vacancy Loss Payments for Project Based Voucher Units, to Provide an Exception to the Residency Requirement

for Portability to Allow for Family Unification, and to Allow a Change in the Utility Allowance as a Reasonable Accommodation, and to Amend the Administrative Plan and Admissions and Continued Occupancy Policy to Clarify the Definition of Domestic Violence as Defined by the State of California. Staff recommends the Housing Commission approve changes to the Section 8 Administrative Plan:

1. To allow vacancy payments to owners of project based-units;
2. To allow the Executive Director to approve an exception to the residency requirement for family unification;
3. To allow an increase in the utility allowance to cover the energy cost for operating necessary medical equipment; and
4. To clarify the definition of Domestic Violence, also applicable to the Admissions and Occupancy Policy.

3-F. Changing Subsidy Standard for Single Applicants. Staff recommends the Housing Commission adopt a change to the Administrative Plan to allow single persons to obtain a one bedroom voucher.

3-G. Clarifying Placement on Waiting List Following Rejection of Unit. Staff recommends the Housing Commission adopt the proposed revision of the ACOP to clarify the placement of a family on the waiting list following the rejection of a unit.

4. ORAL COMMUNICATIONS, Non-Agenda (Public Comment)

5. COMMISSIONER COMMUNICATIONS, (Communications from the Commissioners)

6. ADJOURNMENT

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Note:

- * Materials related to an item on this agenda submitted to the Housing Commission after distribution of the agenda packet are available for public inspection in the Housing Authority of the City of Alameda, 701 Atlantic Avenue, Alameda, CA 94501 during normal business hours.
- * Sign language interpreters will be available on request. Please contact Carol Weaver, Executive Assistant, at 747-4325 voice or 522-8467 TDD at least 72 hours before the meeting to request an interpreter.
- * Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- * Minutes of the meeting are available in large print.
- * Audiotapes of the meeting are available on request.
- * Please contact Carol Weaver at 747-4325 voice or 522-8467 TDD at least 72 hours prior to the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.